



REMAX
Property

Oakbank Avenue, East Calder, EH53 0DT

Offers Over £320,000



A fully refurbished family home with generous living space, double garage and sunny private garden. This impressive extended 3 bedroom semi-detached property offers stylish, move-in ready accommodation within a sought-after East Calder location.

Finished to a high standard throughout, the home offers a bright and contemporary layout, with a elegant kitchen/diner forming the heart of the property. A substantial rear extension provides additional family living space with French doors opening directly onto the garden, creating an excellent flow for both everyday living and entertaining. A separate lounge, utility room and downstairs WC further enhance practicality on the ground floor.

There are three well-proportioned bedrooms together upstairs with a contemporary family bathroom, all presented in excellent condition. Externally, the property benefits from a large driveway providing ample off-street parking, a detached double garage and a fully enclosed sunny rear garden offering a high degree of privacy and an ideal space for outdoor enjoyment.

Tenure: Freehold

Council Tax Band: D.

EPC: C.

Factor Fee: None.

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways, a public park and surfaced football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Front Garden

The property enjoys excellent kerb appeal with a large monobloc driveway providing ample off-street parking for multiple vehicles. A slabbed pathway leads directly to the front entrance, creating a neat and welcoming approach to the home.

Entrance Vestibule

A bright and welcoming entrance vestibule finished with wood-effect flooring and neutral décor, setting the tone for the rest of the home. Features include a radiator, ceiling light, useful understair storage cupboard and a uPVC front door with glazed side panels allowing for excellent natural light. A side-facing window further enhances the bright feel of the space.

Lounge

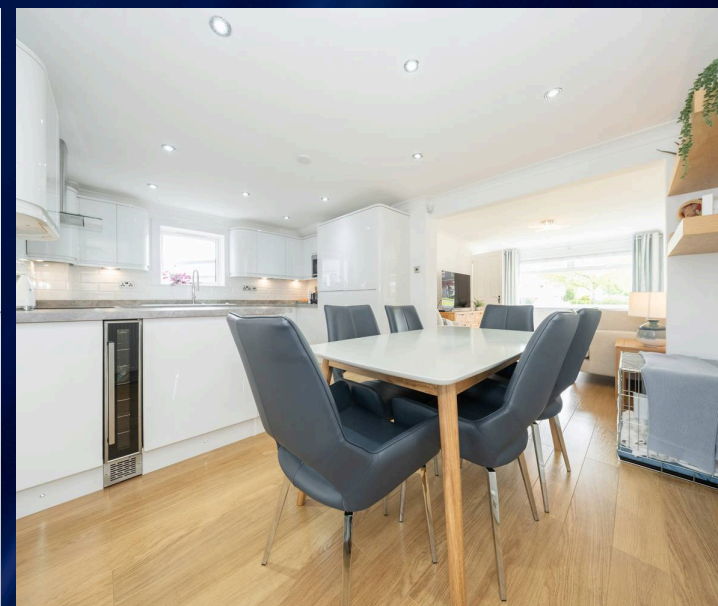
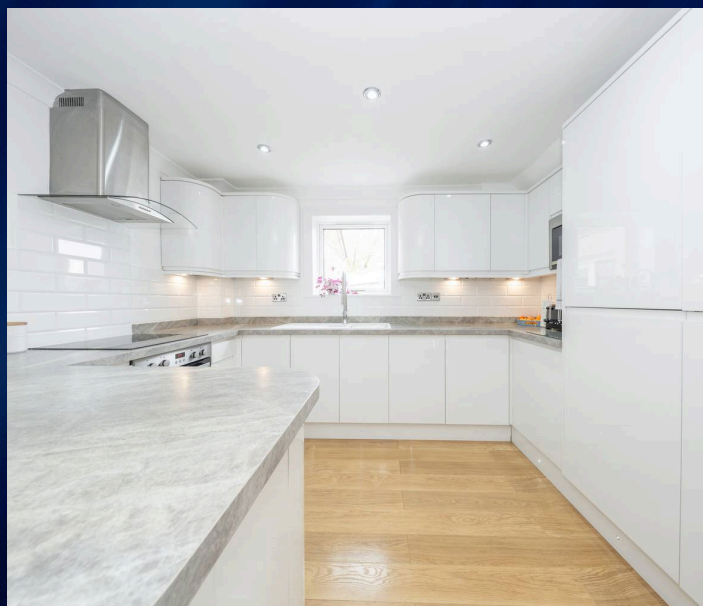
13' 8" x 10' 0" (4.17m x 3.05m)

The comfortable and well-proportioned lounge offers an inviting space to relax. Finished with wood-effect flooring and neutral décor, the room provides flexibility for a variety of furniture layouts and enjoys a warm, cosy feel ideal for quieter evenings away from the main family areas.

Kitchen / Diner

16' 8" x 11' 1" (5.08m x 3.37m)

The kitchen/diner forms the heart of the home and has been beautifully upgraded to create a stylish yet highly practical family space. Fitted with a range of modern white gloss wall and base units complemented by contemporary work surfaces and feature kickboard lighting, the room offers both excellent storage and preparation space. Integrated appliances include a dishwasher, built-in microwave, tall fridge, under-counter freezer, wine fridge and four-ring electric hob with extractor. A one and a half bowl sink with drainer sits beneath the side-facing window, while ceiling downlights and wood-effect flooring complete the modern finish. There is ample space for family dining and entertaining, making this a fantastic social hub within the home.



Family Room

24' 0" x 13' 7" (7.32m x 4.13m)

A standout feature of the property, this impressive rear extension provides exceptional additional living space perfectly suited to modern family life. Flooded with natural light from multiple rearfacing windows and French doors opening directly onto the garden, the room creates a seamless connection between indoor and outdoor living. Finished with laminate flooring, ceiling downlights, radiator and a contemporary media wall with alcove storage, this versatile space is ideal as a second lounge, family room or entertaining area.

Utility Room

7' 3" x 5' 6" (2.20m x 1.68m)

Practical utility room providing additional storage and space for laundry appliances, helping to keep the main living areas clutter free and organised.

Downstairs Toilet

6' 0" x 2' 5" (1.83m x 0.74m)

Conveniently located ground floor WC fitted with wash hand basin and WC, finished in a clean modern style.

Stairs and Landing

Carpeted staircase leading to the upper landing featuring a stylish glass balustrade, creating a modern contemporary feel. The landing benefits from a side-facing window providing natural light, along with ceiling lighting, smoke detector, carbon monoxide detector and a useful storage cupboard.





Main Bedroom

13' 2" x 8' 6" (4.02m x 2.60m)

A spacious and well-presented principal bedroom enjoying a front-facing aspect. The room benefits from carpeted flooring, modern neutral décor, fitted double wardrobes providing excellent storage, radiator and ceiling lighting, creating a calm and comfortable retreat.

Second Bedroom

10' 2" x 9' 6" (3.11m x 2.89m)

Generous double bedroom overlooking the rear garden, offering a bright and peaceful setting. Finished with carpeted flooring, radiator, ceiling light and built-in storage cupboard, this room would suit a range of buyers including growing families or those requiring home working space.

Third Bedroom

10' 3" x 9' 6" (3.13m x 2.89m)

A versatile third bedroom currently offering excellent flexibility as a child's room, guest bedroom or home office. Features include carpeted flooring, built-in double wardrobe, ceiling light and frontfacing window.

Bathroom

6' 2" x 6' 1" (1.87m x 1.86m)

Beautifully finished modern family bathroom fitted with a P-shaped bath and shower over, concealed cistern WC and vanity unit incorporating the wash hand basin. The room is finished with contemporary wall and floor tiling, ceiling downlights, extractor fan, heated radiator and an opaque glazed window allowing for natural light while maintaining privacy.





Detached Double Garage

18' 6" x 19' 7" (5.64m x 5.97m)

Substantial detached double garage offering fantastic versatility beyond simple vehicle storage. Fully insulated and fitted with a durable Firestone roof, kitchen units, downlighting and feature filament lighting, the space would work equally well as a workshop, hobby space, gym or additional storage area.

Rear Garden

The sunny rear garden has been designed with low maintenance living in mind while still providing an attractive outdoor space to enjoy. Featuring gravel sections with surrounding planter beds and excellent privacy thanks to the lack of rear overlooking properties, the garden offers a peaceful setting ideal for relaxing or entertaining during the warmer months.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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